Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: East of Leisure Town Specific Plan Project

Lead Agency: City of Vacaville | Contact Person: Albert Enault

Mailing Address: 650 Merchant Street | Phone: (707) 449-5364

City: Vacaville | Zip: 95688 | County: Solano County

Project Location: County: Solano County | City/Nearest Community: City of Vacaville

Cross Streets: Leisure Town Road; Hawkins Road; Fry Road | Zip Code: 95688

Longitude/Latitude (degrees, minutes and seconds): 38 ° 21 ′ 10.26 ″ N / 121 ° 54 ′ 52.99 ″ W Total Acres: 601

Assessor's Parcel No.: 0134-290-020, 0134-290-030, 0137-020-030, 0134-300-080, 0134-300-070, 0134-30(Section: 19 Twp.: 6N Range: 1E Base: Mount Diablo

Within 2 Miles: State Hwy #: I-80, I-505 Waterways: N/A

Airports: Nut Tree Airport Railways: Union Pacific Railroad Schools: Cooper Elementary, Callison Eementary, Sierra Vista K-8

Document Type:

CEQA: ■ NOP ☐ Draft EIR NEPA: ☐ NOI Other: ☐ Joint Document
☐ Early Cons ☐ Supplement/Subsequent EIR ☐ EA ☐ Final Document
☐ Neg Dec (Prior SCH No.) _____ ☐ Draft EIS ☐ Other: _____
☐ Mit Neg Dec Other: _____ ☐ FONSI

Local Action Type:

☐ General Plan Update ■ Specific Plan ■ Rezone ■ Annexation
■ General Plan Amendment ☐ Master Plan ■ Prezone ☐ Redevelopment
☐ General Plan Element ■ Planned Unit Development ☐ Use Permit ☐ Coastal Permit
☐ Community Plan ■ Site Plan ■ Land Division (Subdivision, etc.) ☐ Other: _____

Development Type:

■ Residential: Units 4,219 Acres 336
☐ Office: Sq.ft. _____ Acres _____ Employees _____ ☐ Transportation: Type _____
■ Commercial: Sq.ft. 124,600 Acres 13 Employees 150 ☐ Mining: Mineral _____
☐ Industrial: Sq.ft. _____ Acres _____ Employees _____ ☐ Power: Type _____ MW _____
■ Educational: land set aside for future school ☐ Waste Treatment: Type _____ MGD _____
■ Recreational: 32.6 acres ☐ Hazardous Waste: Type _____
☐ Water Facilities: Type _____ MGD _____ ■ Other: Annexation

Project Issues Discussed in Document:

■ Aesthetic/Visual ☐ Fiscal ■ Recreation/Parks ■ Vegetation
■ Agricultural Land ■ Flood Plain/Flooding ■ Schools/Universities ■ Water Quality
■ Air Quality ■ Forest Land/Fire Hazard ■ Septic Systems ■ Water Supply/Groundwater
■ Archeological/Historical ■ Geologic/Seismic ■ Sewer Capacity ■ Wetland/Riparian
■ Biological Resources ■ Minerals ■ Soil Erosion/Compaction/Grading ■ Growth Inducement
☐ Coastal Zone ■ Noise ■ Solid Waste ■ Land Use
■ Drainage/Absorption ■ Population/Housing Balance ■ Toxic/Hazardous ■ Cumulative Effects
☐ Economic/Jobs ■ Public Services/Facilities ■ Traffic/Circulation ☐ Other: _____

Present Land Use/Zoning/General Plan Designation:

General Plan Land Use: Agricultural; Zoning: Exclusive Agriculture A-40

Project Description: *(please use a separate page if necessary)*

The Project comprises 601 acres of land located in unincorporated Solano County, immediately east of the City of Vacaville's existing City limits. The Project proposes to annex 508 acres out of the 601 acres of land from Solano County into the City of Vacaville for the purpose of developing a phased, comprehensive master planned community. The Project includes 4,219 residential units, approximately 124,600 commercial mixed use square feet (neighborhood serving commercial), an 11-acre elementary school to serve approximately 500 to 600 students, and 32.6 acres of parks. Utilities include 19 acres of stormwater detention basins, and 7.2 acres for water/wastewater infrastructure. The Project also includes approximately 93 acres of non-participating parcels which are proposed to be included in the proposed annexation area with no specific development proposed at this time. Non-participating properties would be assigned a Rural Residential land use designation that would allow existing uses to continue as legal conforming uses.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "**X**".
If you have already sent your document to the agency please denote that with an "**S**".

X	Air Resources Board		Office of Historic Preservation
	Boating & Waterways, Department of		Office of Public School Construction
	California Emergency Management Agency		Parks & Recreation, Department of
	California Highway Patrol		Pesticide Regulation, Department of
X	Caltrans District # 4		Public Utilities Commission
	Caltrans Division of Aeronautics	X	Regional WQCB # 5
	Caltrans Planning		Resources Agency
	Central Valley Flood Protection Board		Resources Recycling and Recovery, Department of
	Coachella Valley Mtns. Conservancy		S.F. Bay Conservation & Development Comm.
	Coastal Commission		San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
	Colorado River Board		San Joaquin River Conservancy
X	Conservation, Department of		Santa Monica Mtns. Conservancy
	Corrections, Department of		State Lands Commission
	Delta Protection Commission		SWRCB: Clean Water Grants
	Education, Department of	X	SWRCB: Water Quality
	Energy Commission		SWRCB: Water Rights
X	Fish & Game Region # 3		Tahoe Regional Planning Agency
	Food & Agriculture, Department of	X	Toxic Substances Control, Department of
	Forestry and Fire Protection, Department of	X	Water Resources, Department of
	General Services, Department of		
	Health Services, Department of		Other:
X	Housing & Community Development		Other:
X	Native American Heritage Commission		

Local Public Review Period (to be filled in by lead agency)

Starting Date November 21, 2025 Ending Date January 2, 2026

Lead Agency (Complete if applicable):

Consulting Firm: Stantec Consulting Services Inc.
Address: 2999 Oak Road, Suite 800
City/State/Zip: Walnut Creek, CA 94597
Contact: Trevor Macenski
Phone: (916) 508-4170

Applicant: City of Vacaville
Address: 650 Merchant Street
City/State/Zip: Vacaville, CA 95688
Phone: (707) 449-5364

Signature of Lead Agency Representative: Albert Enault **Date:** 11/21/2025

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.